

**CITY OF PLATTSBURGH  
PLANNING BOARD MEETING MINUTES  
JUNE 23, 2014**

Chairman Rotella called the City of Plattsburgh Planning Board Meeting to order at 7:03 PM

**PRESENT:** Joseph Rotella  
Craig Worley  
Jim Abdallah  
Curt Gervich  
Karen Ricketson,

**ALSO PRESENT:** Kevin Farrington, P.E., City Engineer

**ABSENT:** Gerald Hofmaister, Bill Ferris, Mark Tiffer (Alt.)

PB#2014-11 Scott Allen  
Kenneth Mousseau

PB#2014-12 Paul Spilman

*First Item on the Agenda was the approved of the May 28, 2014 Planning Board Minutes*

*By Mr. Worley;  
Seconded by Mr. Abdallah*

*All in Favor: 5  
Opposed: 0*

*Motion Passed*

**The second item on the agenda was PB# 2014-14:**

- A. Short Form SEQR.
- B. **PRELIMINARY SUBDIVISION REVIEW:** Review request to subdivide Lot 34 on Louisiana Avenue. **APPLICANT:** Kenneth Mousseau. **PLAN PREPARER:** AES Northeast, PLLC.

For the purpose of this meeting, the plan submitted was titled, "Mousseau Subdivision 2014, Lot 34, West Shore Subdivision Phase I, West Side of Louisiana Avenue, City of Plattsburgh, Clinton County, New York, Project No. 4217, dated 6/9/2014, Drawing No. V-100, drawn by AES Northeast, PLLC, 10-12 City Hall Place, Plattsburgh, NY 12901.

Mr. Worley recused himself from participating in this plan.

Mr. Allen: On Lot 34, this was part of the West Shore Subdivision, which follows end of the Air Force Base to Lake County Village, Phases I, II and II. West Shore subdivision was the portion of the houses that had not been rehabilitated by the Air Force prior to closing. West Shore Subdivision was created back in 2004. They tried to put lots in there to accommodate a range of single and double family homes. Mr. Mousseau recently purchased lot 34. It has a lot of road frontage and is requesting he be allowed to subdivide to 2 lots.

There were zoning variances granted for lot depth back in 2004. One of those variances was for the lot depth of Lot 34. He referred to the zoning table. One hundred feet is required by the zoning ordinance and 34A Northerly portion of the lot has a lot depth of 79.85' and Lot 34B has 93.96' of depth. But the variance was granted, Appeal #1579 back in the 2005 for that because the line that created the HOA LCV Phase III that line was already established so there was a need for a lot line variance for a depth of those lots.

Each other issue regarding these 2 lots comply with all the other requirements of the zoning ordinance.

Lot 34A has 0.16 acres and Lot 34B has 0.19 acres. There is 8,304 sf on Lot 34B and 6,979 sf on Lot 34A. They are well above the minimum of 5000 SF that is required by the code.

Mr. Abdallah: On West Shore Subdivision Phase I was this originally the West Shore subdivision brought forward by Mr. Modular.

Mr. Allen: West Shore goes back to the owner of Lake Country Village. I believe Lot 34 is part of the original select property group subdivision.

Mr. Abdallah: He called his West Shore Shore Phase I and II, it's not the same track.

Mr. Allen: It's not the same track because of phases. It's all remaining lands outside of Lake Country Villager Phase III with the exception of Iowa Street.

Mr. Rotella: Any questions?

Mr. Abdallah: Some initial questions came up just in details (i.e. sidewalk, curbing, driveway). Did you have any ideas or thoughts on those or is this something we'll see in the final plan?

Mr. Allen: We can do that. I think one thing that's been requested is show the water connection detail and the sewer connection detail. I think there is an existing curb opening on the map. Mr. Allen referenced the plan. I think what that represents is little large curb opening – one of those cul-de-sacs – it was demolished because it was never rehabilitated. There might have been 2 fourplexes there with a rather wide driveway. I image he will try to utilize that existing curb opening. We can detail further in the submittal on the plan and verify how the driveway entrance will work.

Mr. Mousseau: Normally the lots we work with on the base have a lot of deficiencies in the acceptance of it from the City. We normally repair all the curb, sidewalks and whatever is necessary to make it appropriate.

Mr. Rotella: Show details when you come back.

Mr. Burdo: My name is John Burdo and I live at 149 Maine Road and recently built a new home down there. There are some issues going on down there and I would ask the Board not to grant any variances for the time being until many of these issues are addressed. They principally have to do with curbing, sidewalks and unused concrete aprons. Some of the builders are doing curbing and are doing sidewalks. Others are not. There are places where there are no sidewalks or curbing or the sidewalks are 40 and 50 years old and deteriorated and they are allowing them to be patched. A good section, a bad section. Many of the curbing's are no longer usable. There are quite a few places where these concrete aprons are not being taken out because new driveways have been installed so there is no curbing's for those and they just exist as a second driveway entrance. Many of these infrastructure problems are not being addressed and this is the time to do it before the entire neighborhood gets built with new buildings. I think the Planning Board needs to step up and make some rules for these contractors. And see that these rules through the Building Inspectors office are done. This is a brand new neighborhood. People are entitled to new infrastructure (sidewalks, curbs etc.). It would not be allowed in other sections of the City what's going on there. I would ask any of you who have been there to see it. Is there anyone who's been there?

Ms. Ricketson: No I've seen pictures of it.

Mr. Burdo: Pictures don't tell the story. I invite any of you to come up and look at it. I will personally take you on a tour. I don't think you should do anything further until the Planning Board sets up the rules and demands that these things be done. I think that Mr. Farrington can attest to many of the things I've said today.

There are sections where the sidewalks do not even go to the roadway. By law they must cross the road. I am not against any contractors. I'm not against the new tax base for the City but there must be fairness. If it was in your neighborhood I don't think you'd put up with this. This is the time to address this before 15 – 20 new homes are built down there. I would hope you'd take a moratorium. Do the investigations. Set the new policy in and have it enforced. Thank you.

Mr. Rotella: Thank you. Anyone have any more questions. It's only preliminary Ken so we're not voting on anything.

Mr. Farrington: I have some comments from our Water and Sewer department who had corrections and clarification to your infrastructure layout so Scott I'll give you a copy of this.

Mr. Allen: Is the sewer on the other side of the road?

Mr. Farrington: Yes. That's correct.

Mr. Allen: We have an open cut to cross-over. Is that what they've been doing out there?

Mr. Mousseau: Yes. It was just a manhole a few weeks ago.

Mr. Allen: All right and we'll take photographs and we'll detail on the plan like Ken said there is sections in front of these 2 lots that need to be replaced and we'll come up with a plan to improve what's in front of these 2 lots.

Mr. Rotella: Ok. Is there anything else? Any more comments.

Mr. Farrington: The only other minor comment I had was – Scott you described the depth variance that was already granted. You should probably change your zoning table instead of complies – it should be no or asterisk – variance granted. Annotate that.

Mr. Rotella: Anybody else. Thank you.

The third item on the agenda was PB# 2014-12 – 15 Pleasant Street

A. Long Form SEQR.

B. **HISTORIC SITE REVIEW:** Review roof repair. **APPLICANT:** Paul Spilman. **PLAN PREPARER:** Paul Spilman.

Mr. Spilman: It seems simple as opposed to the previous – while I have you here about 10 years ago and subsequent to that, I requested a curb be put in at 15 Pleasant Street and not action was ever taken on that so if you're in the business of the City putting curbs in maybe we can look at that as well.

Mayor Stewart was the Mayor at that time when I first requested but people from the Doctor's office across the way continually park on my lawn because there is no curb there. That is a concern I have but that is secondary for what I am here for tonight.

The rubber membrane – the rear portion of the roof has been compromised and leaks into an upper room. I visited Mr. McMahon to get a building permit for that and because it's in a historic district, I filled out the paperwork you have before you. I'll entertain any questions you have about the project. The rubber membrane that was there when we purchased the home from the Levi Family in 2000 has worn to the extent that it needs replacing.

Mr. Rotella: Who is doing the installation?

Mr. Spilman: I contracted out with Gates Roofing.

Mr. Roofing: Ok. It's already existing?

Mr. Spilman: It has a rubber membrane but it has some rips in it.

Mr. Farrington: Can you just describe where the roof is you're talking about.

Mr. Spilman: On the back side of the house toward the rear of the lot. It covers 2 bedrooms, approximately 8' wide by 20' long.

Mr. Rotella: So it's a flat portion of the roof?

Mr. Spilman: There is a slight slope to it but not enough to keep the water drained.

Mr. Rotella: None of the slate is being touched.

Mr. Spilman: The contractor said the slate will pull out, replace then replace after they tuck the rubber underneath, as was done previously.

Mr. Rotella: So you're going to pull out the pieces of slate to the roof and tack in back in. So that's not going to change.

Mr. Spilman: Yes.

Mr. Rotella: So what else are you doing?

Mr. Spilman: Nothing at this point. Although the Building Permit did talk about repairing the eaves, which needs to take place but first and foremost is the roof because I am sick of buying buckets.

Mr. Rotella: What are you going to do about all the pigeons?

Mr. Spilman: Patch the eaves and the pigeons will dissipate I believe.

Mr. Rotella: You're historic so it's a matter of what what you're going to patch it with.

Mr. Spilman: It was patched once – the tongue and groove that was the original is not there in all portions.

Mr. Rotella: Any repairs to the outside you have to come for a historic site review.

Mr. Spilman: Understood. And I'm inclined to do that.

Mr. Rotella: And is the deck going to be accomplished at the same time?

Mr. Spilman: No it's a separate project based on funding. I'm still getting bids for that.

Mr. Rotella: Questioned the pigeons.

Mr. Spilman: I'm presuming if they don't have a place to land they will show up some place else.

Mr. Rotella: They're roosting on the windows and they will always roost there.

Mr. Spilman: I see them in other homes around the City.

Mr. Rotella: All the pigeon feces on the windows. I don't know if that's considered hazardous waste or not.

Mr. Spilman: I don't know. I've researched how to get rid of them but not what the excrement can do to people.

Mr. Rotella: For anything else on the outside you have to come back in.

Mr. Spilman: Right.

Mr. Abdallah: What's the time line for the roof repair?

Mr. Spilman: Hopefully next month it will be accomplished. Does the City have records of previous repairs on that house before we purchased it? What concerns me is we look with the contractor at those eaves and it was obviously a patch job and it wasn't done to the original standards of the home.

Secretary: Check with the Building Inspector's office.

Mr. Spilman: If in fact the patch was done with a BP, would that preclude me from putting tongue and groove in as opposed to flat plywood that they did at the time.

Mr. Rotella: Bring it back to original.

Mr. Spilman: In reality the house was built in 1826 and there was no rubber membrane on the roof.

Mr. Rotella: Spoke about asphalt shingles and what patch job they did. [Meter 20:10] When it's your turn to do it, you need to bring it back to the way it was originally was.

Ms. Ricketson: I'm assuming the tongue and groove is historical the way it was originally.

Mr. Worley: When did that become historical – district?

Mr. Spilman: I'm assuming tongue and groove is original – I'm not sure. I learned this spring that the house is lined with bricks.

Mr. Ricketson: You might want to go down to the library and in the historical section they have books on a lot of the older homes and what they look like originally. Maybe you can get something from the photographs or the descriptions.

Mr. Rotella then read the letter dated 6/19/2014 from the NYS Office of Parks Recreation & Historic Preservation into the record [Meter 22:10]

**MOTION:**

*That the SEQR have a Negative Declaration  
By Mr. Worley, seconded by Mr. Abdallah*

*All in Favor:           5*

*Opposed:               0*

*Motion Passed*

**MOTION ON HSR:**

*By Mr. Worley, seconded by Ms. Ricketson*

*To accept the 15 Pleasant Street Roof Repair from the applicant, Paul Spilman, with the rubber membrane roof as was previous, original slate will not be removed*

*All in Favor: 5*

*Opposed: 0*

*Motion Passed*

Mr. Spilman requested a copy of the NYSOPRHP letter regarding this roof repair.

*Motion:*

*To Adjourn:*

*By Mr. Abdallah, seconded by Mr. Gervich*

***Adjourned: 7:30 PM***

For the purpose of this meeting, Denise Nephew, Secretary to the Engineering Department was present at this meeting and transcribed these minutes, which are a true and accurate description of the meeting.

Respectfully Submitted,  
Denise Nephew,  
Engineering & Planning Board Secretary